

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and the
S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #SAC-2006-664-1IW

14 APRIL 2006

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

SEA PINES RESORT, LLC
c/o SLIGH ENVIRONMENTAL CONSULTANTS, INC.
31 PARK OF COMMERCE WAY, SUITE 200B
SAVANNAH, GEORGIA 31405

for a permit to place fill material in and perform excavation in jurisdictional waters of the US adjacent to

CALIBOGUE SOUND

at locations within stormwater lagoons and ditches on an existing golf course, Sea Marsh Course, north of Greenwood Drive, east of Lighthouse Road and south of Calibogue Sound within Sea Pines Plantation on Hilton Head Island, Beaufort County, South Carolina (Latitude 32.13460°, Longitude 80.78836°)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 15 MAY 2006

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of performing maintenance excavation in up to 23.88 acres of stormwater lagoons and placing fill material in 3.38 acres of stormwater lagoons for the general rehabilitation of an existing golf course. In addition to the lagoon impacts, 3.45 acres of new

REGULATORY DIVISION

Refer to: P/N #SAC-2006-664-11W

14 APRIL 2006

lagoon area will be created during the course renovation project. The 164.5 acre project area consists of the Sea Marsh Course and includes maintained fairways, greens, lagoons, cart paths, etc. The jurisdictional areas include golf course/stormwater lagoons and ditches which contain a deep open water aquatic habitat with minimal herbaceous vegetation along the waters edge. These areas are separated from the Calibogue Sound by tide gate structures so the lagoons within the project area have been identified as Section 10 by both the USACE and South Carolina Department of Health-Office of Ocean and Coastal Resource Management (OCRM).

The majority of the golf course renovation work will include adjusting greens, elevating greens and fairways, construction of new lagoons, and the repair of the existing golf course drainage system. Repair to the drainage system will include the replacement of approximately 13 storm pipes connecting the lagoon system. Portions of the existing lagoons will be filled and portions of the existing lagoons will be expanded into uplands.

The project plans also include performing maintenance excavation within existing lagoons where sediment has accumulated since their construction in the 1960's. Bottom elevations within the lagoons will be restored to their original depths by draining the lagoons and using excavating equipment to remove the sediment.

All material excavated during lagoon creation and lagoon maintenance will be spread over the existing golf course and used on site for the proposed course renovations. Silt fences, berms, dikes, or other sediment barriers will be installed around the disposal areas to prevent effluent runoff reaching any areas outside of the project limits.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107.**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

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14 APRIL 2006

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 27.26 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among

REGULATORY DIVISION

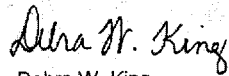
Refer to: P/N #SAC-2006-664-1IW

14 APRIL 2006

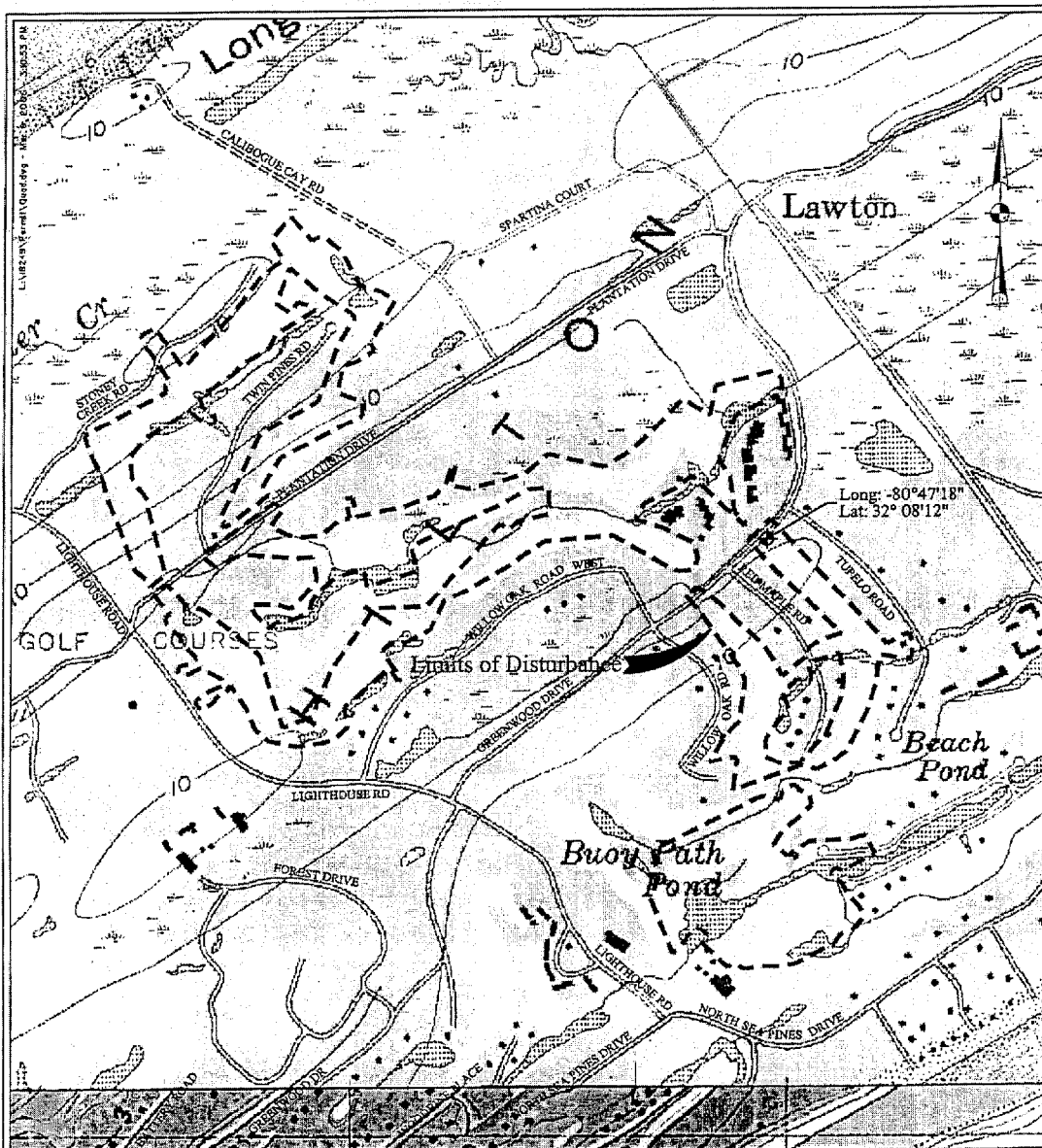
those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Debra W. King
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SHEET 1 OF 19

SOURCE: THOMAS & HUTTON ENGINEERING CO.

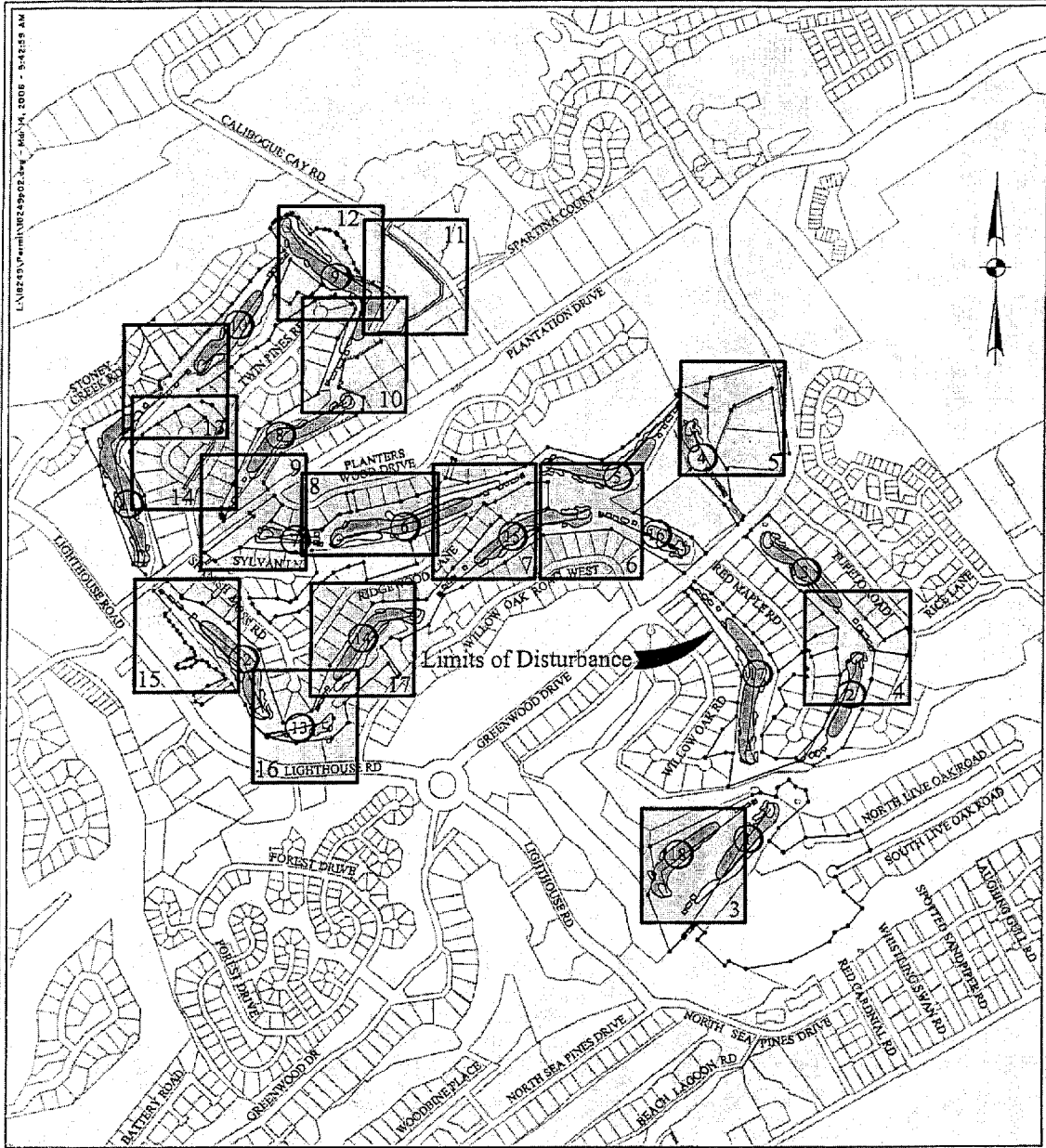
SCALE: 1" = 1000'

DATUM:
MEAN SEA LEVEL

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION
SAC 2006- 664-11W

COUNTY:
BEAUFORT COUNTY

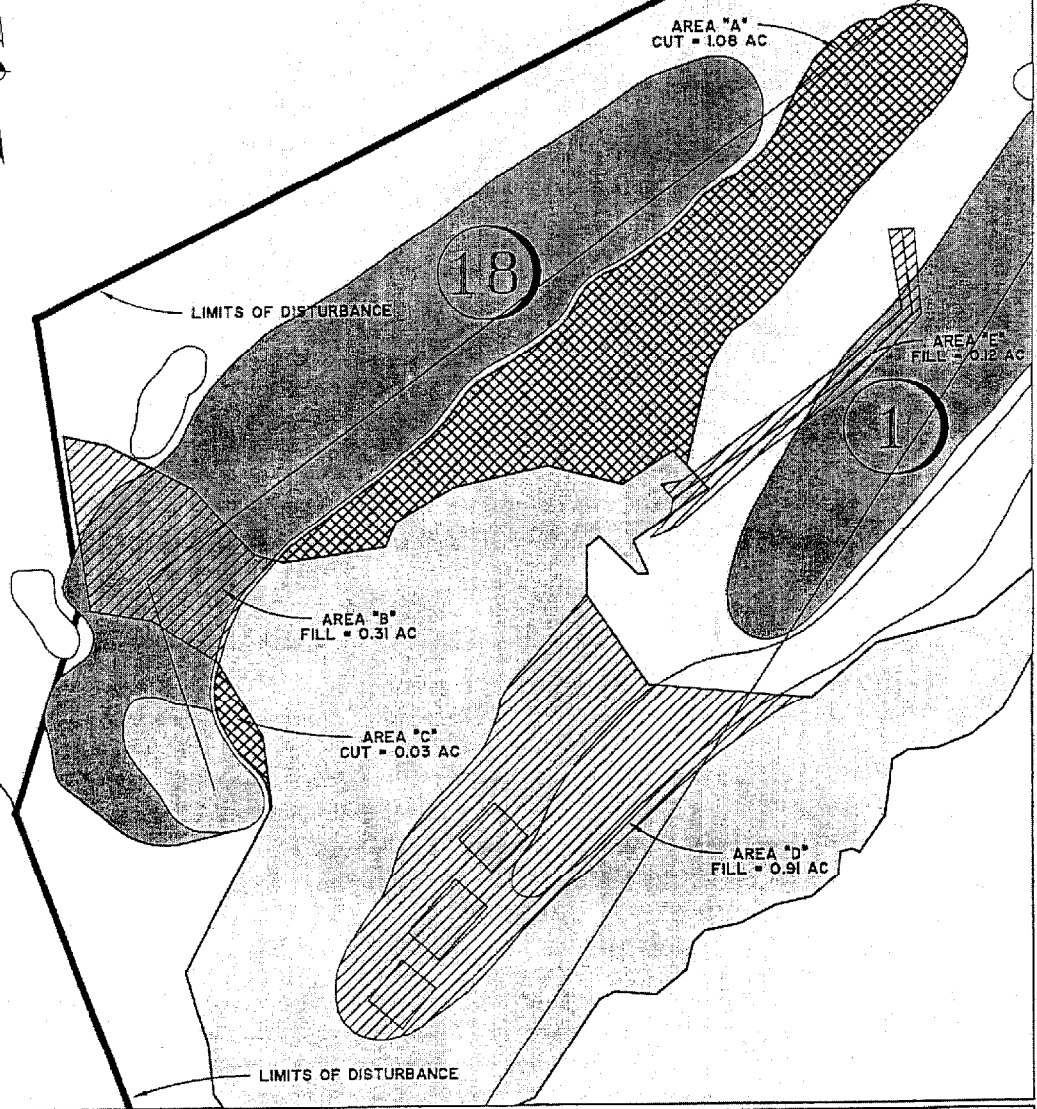
APPLICANT:
SEA PINES RESORT LLC



Sea Marsh Golf Course HILTON HEAD ISLAND, S.C.		PROPOSED ACTIVITY: GOLF COURSE REHABILITATION SAC 2006- 664-1 IW COUNTY: BEAUFORT COUNTY
DATE: MARCH 6, 2006	SCALE: 1" = 1000' DATUM: MEAN SEA LEVEL	APPLICANT: SEA PINES RESORT LLC
SHEET 2 OF 19 SOURCE: THOMAS & HUTTON ENGINEERING CO.		

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NOTE:
ALL LAGOONS TO BE DREDGED
TO ORIGINAL COURSE DEPTH



Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SCALE: 1" = 100'
DATUM:
MEAN SEA LEVEL

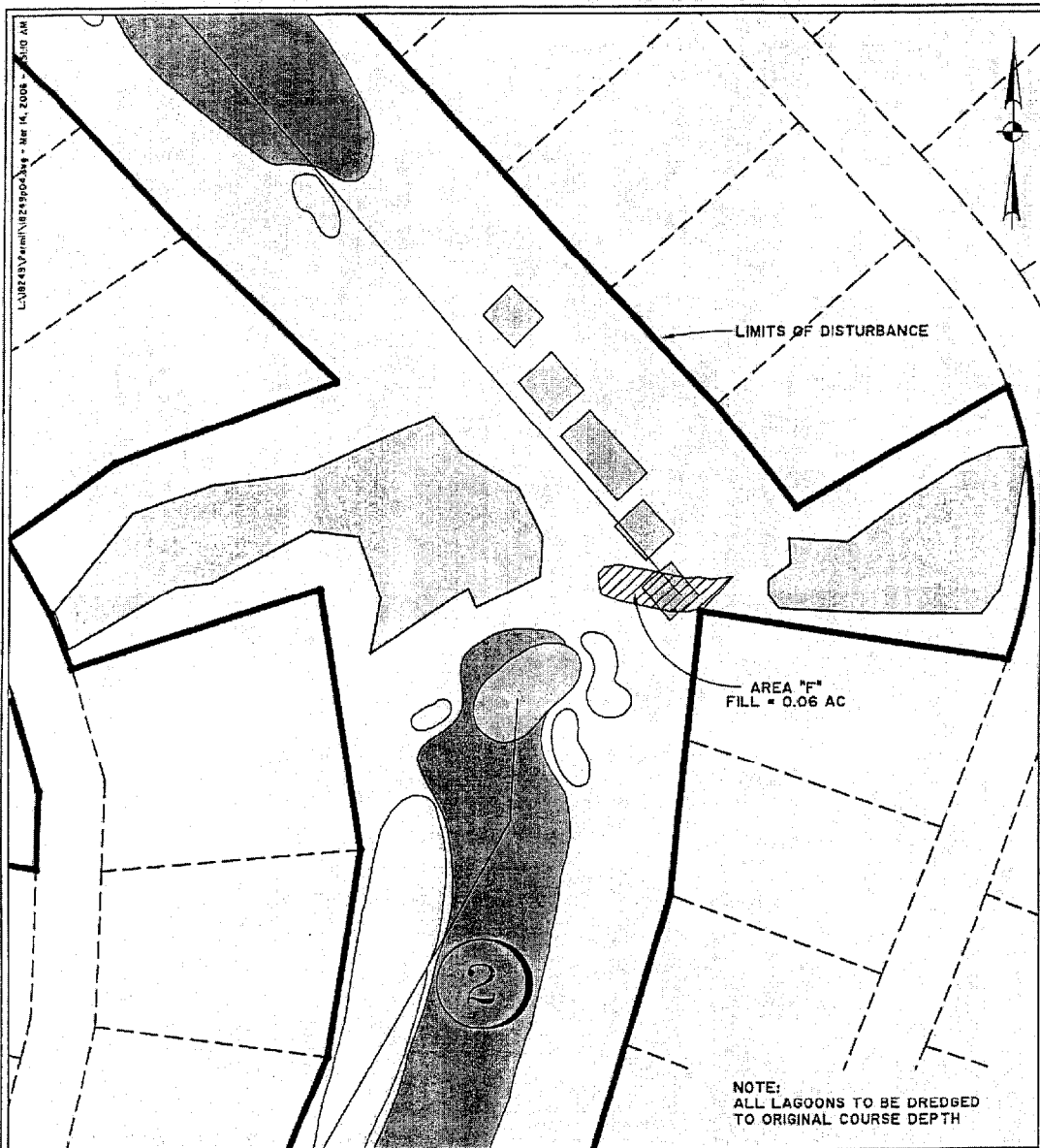
SHEET 3 OF 19

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION
SAC 2006- 664-1 IW

COUNTY:
BEAUFORT COUNTY

APPLICANT:
SEA PINES RESORT LLC



Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SHEET 4 OF 19

SOURCE: THOMAS & HUTTON ENGINEERING CO.

SCALE: 1" = 100'

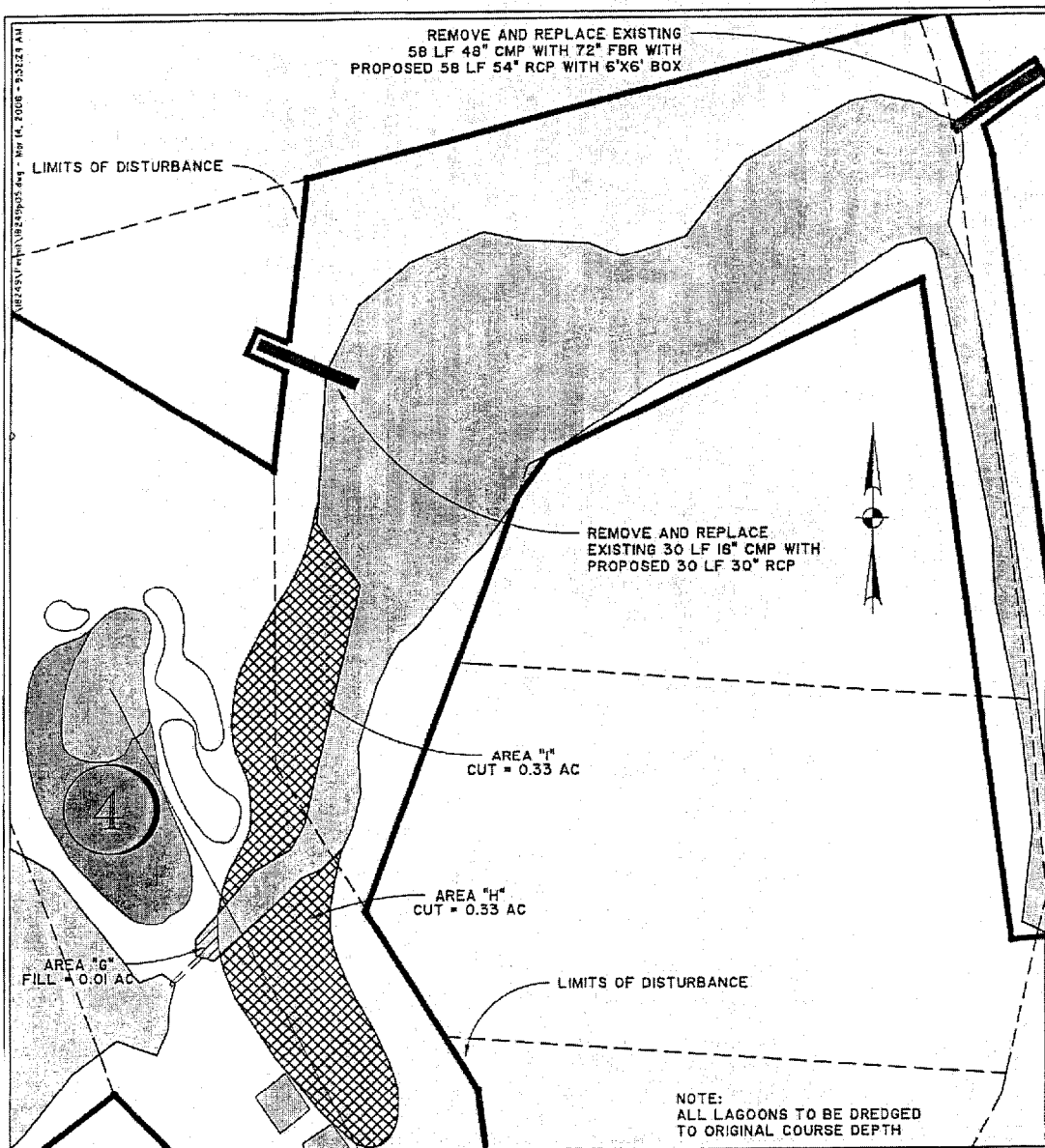
DATUM:
MEAN SEA LEVEL

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY

SAC 2006- 664-1IW

APPLICANT:
SEA PINES RESORT LLC



Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SHEET 5 OF 19

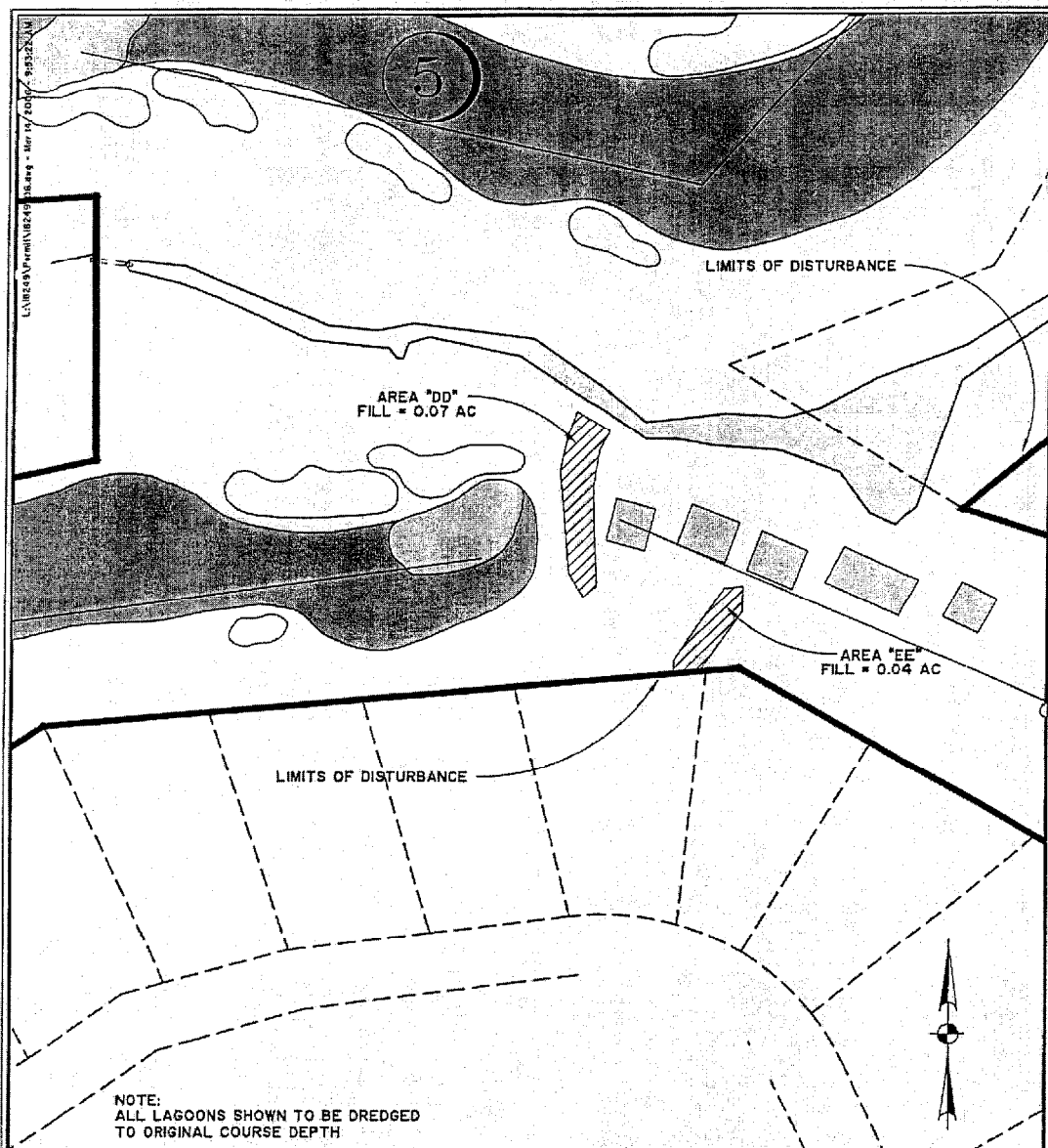
SOURCE: THOMAS & HUTTON ENGINEERING CO.

SCALE: 1" = 100'

DATUM:
MEAN SEA LEVEL

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006-664-1IW
APPLICANT:
SEA PINES RESORT LLC



Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SHEET 6 OF 19

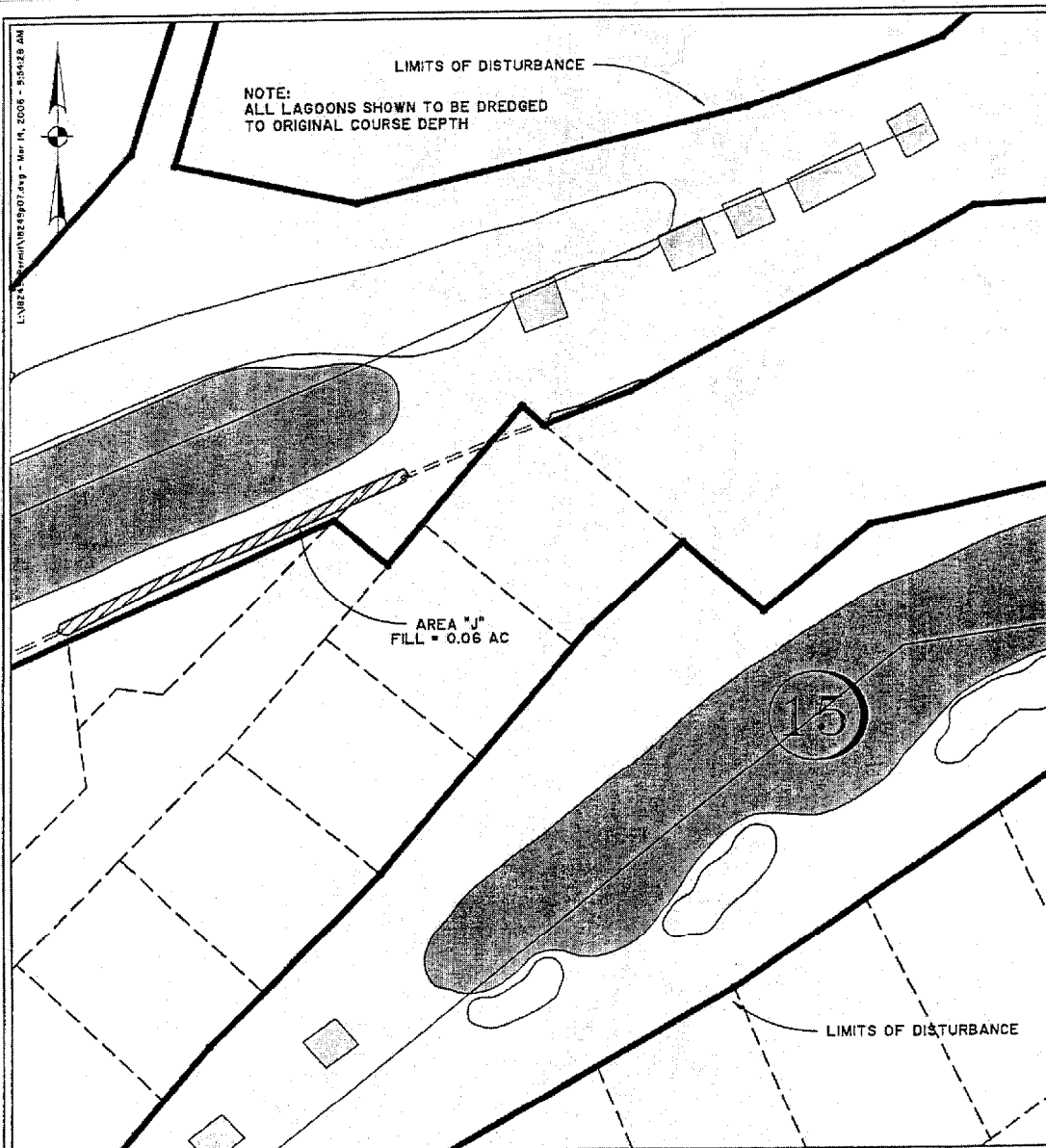
SOURCE: THOMAS & HUTTON ENGINEERING CO.

SCALE: 1" = 100'

DATUM:
MEAN SEA LEVEL

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006- 664-1IW
APPLICANT:
SEA PINES RESORT LLC



Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SCALE: 1" = 100'

DATUM:
MEAN SEA LEVEL

SHEET 7 OF 19

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006- 664-1IW
APPLICANT:
SEA PINES RESORT LLC

NOTE:
ALL LAGOONS SHOWN TO BE DREDGED
TO ORIGINAL COURSE DEPTH

— LIMITS OF DISTURBANCE

REMOVE AND REPLACE
EXISTING 150 LF 18" CMP WITH
PROPOSED 150 LF 30" RCP

AREA "K"
FILL = 0.23 AC

REMOVE AND REPLACE
EXISTING 60 LF 24" CMP WITH
PROPOSED 60 LF 36" RCP

AREA "J"
FILL = 0.13 AC

REMOVE AND REPLACE
EXISTING 178 LF 24" ADS WITH
PROPOSED 178 LF 36" RCP

AREA "L"
CUT = 0.29 AC

Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SHEET 8 OF 19

SOURCE: THOMAS & HUTTON ENGINEERING CO.

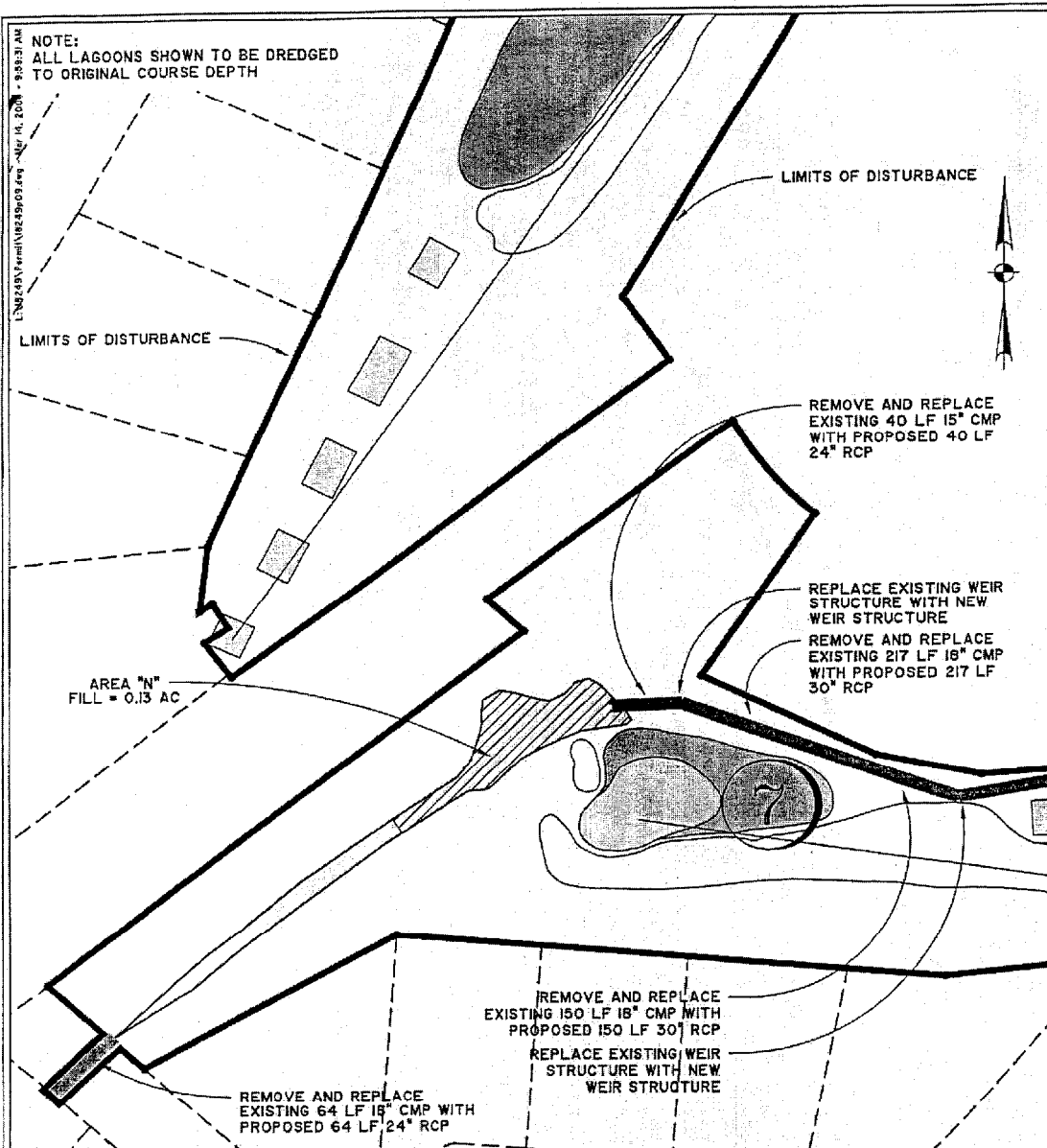
PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006- 664-1IW
APPLICANT:
SEA PINES RESORT LLC

SCALE: 1" = 100'
DATUM:
MEAN SEA LEVEL



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Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SHEET 9 OF 19

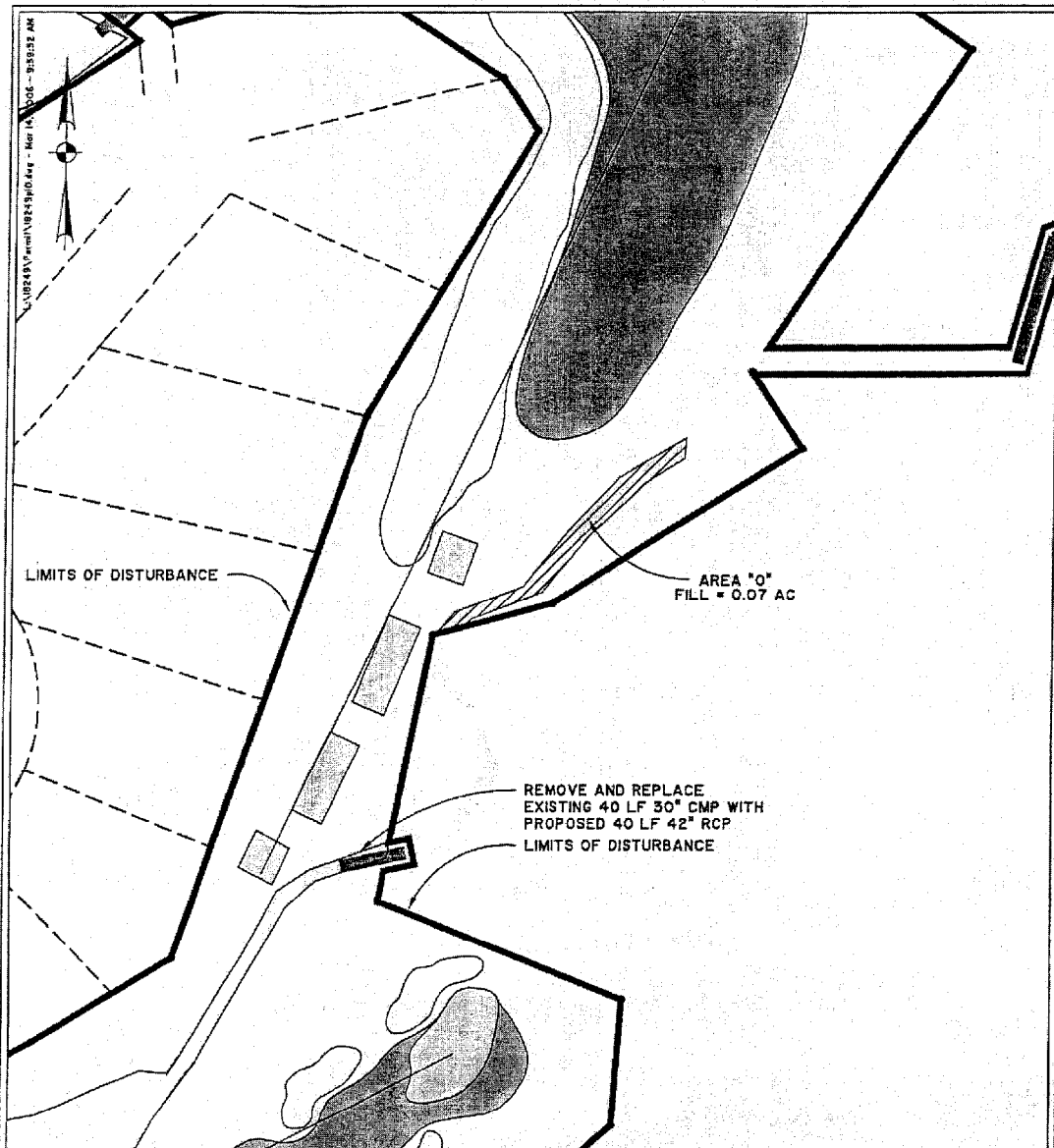
SOURCE: THOMAS & HUTTON ENGINEERING CO.

SCALE: 1" = 100'

DATUM:
MEAN SEA LEVEL

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006- 664-1IW
APPLICANT:
SEA PINES RESORT LLC



Sea Marsh Golf Course HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SCALE: 1" = 100'

DATUM:
MEAN SEA LEVEL

SHEET 10 OF 19

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006- 664-1IW

APPLICANT:
SEA PINES RESORT LLC

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NOTE:
ALL LAGOONS SHOWN TO BE DREDGED
TO ORIGINAL COURSE DEPTH



REMOVE AND REPLACE EXISTING
55 LF 36" RCP WITH 7' X 4.5' WEIR BOX,
WITH PROPOSED 55 LF DOUBLE 48" RCP
WITH PROPOSED DOUBLE 6'X8' FBR

REMOVE AND REPLACE EXISTING
275 LF 36" CMP WITH 54" FBR, WITH
PROPOSED 275 LF DOUBLE 48" RCP
WITH DOUBLE 6'X8' FBR

LIMITS OF DISTURBANCE

REMOVE AND REPLACE
EXISTING 168 LF 36" CMP WITH
PROPOSED 168 LF 42" RCP

REPLACE EXISTING WEIR
STRUCTURE WITH NEW
WEIR STRUCTURE

REMOVE AND REPLACE
EXISTING 35 LF 36" CMP WITH
PROPOSED 35 LF 42" RCP

REPLACE EXISTING MANHOLE
WITH NEW MANHOLE

REMOVE AND REPLACE EXISTING
28 LF 36" CMP WITH 54" FBR, WITH
PROPOSED 28 LF 42" RCP WITH
5'X5' BOX

Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SCALE: 1" = 100'

DATUM:
MEAN SEA LEVEL

SHEET 11 OF 19

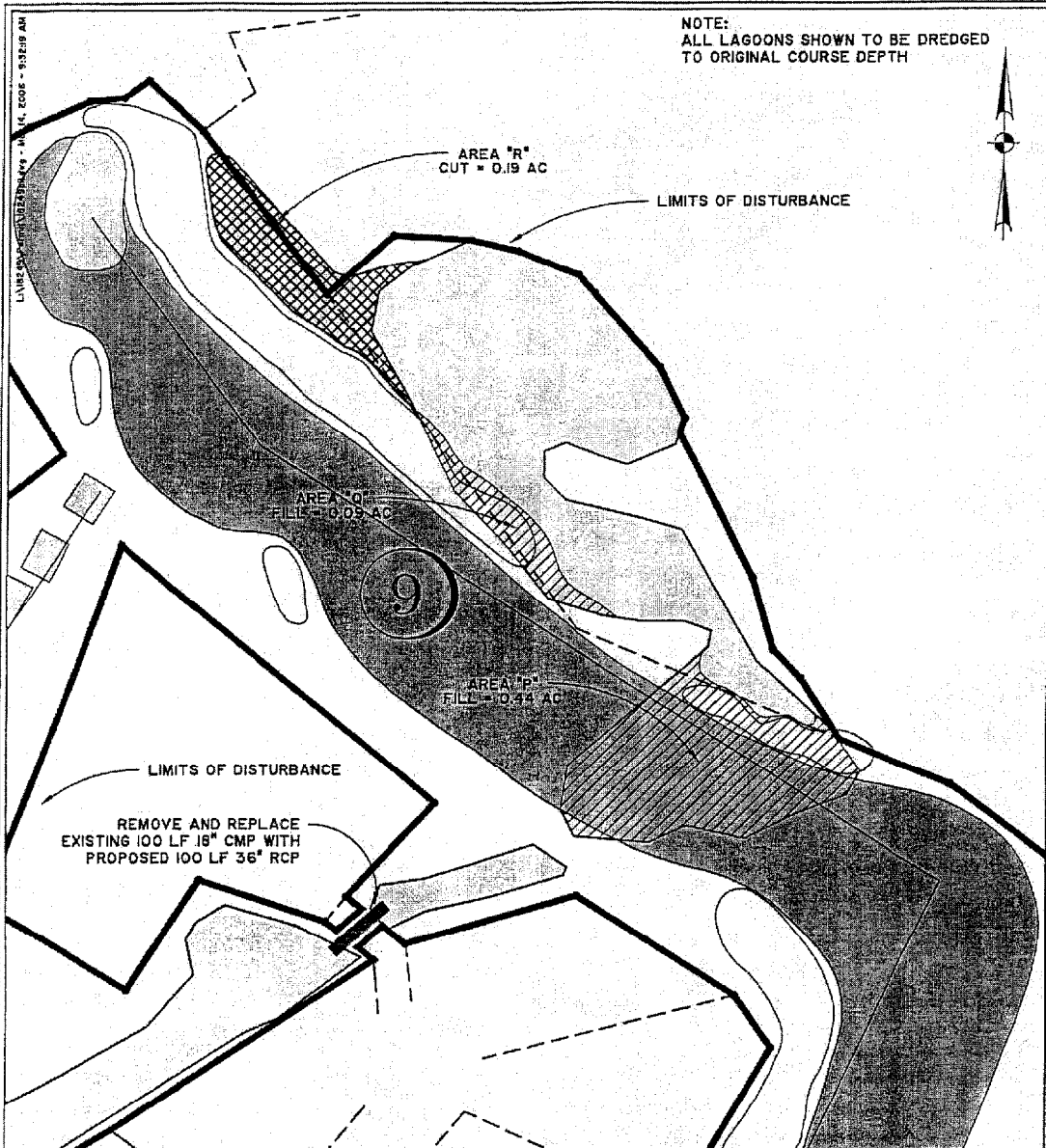
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY

SAC 2006-664-1IW

APPLICANT:
SEA PINES RESORT LLC



Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SHEET 12 OF 19

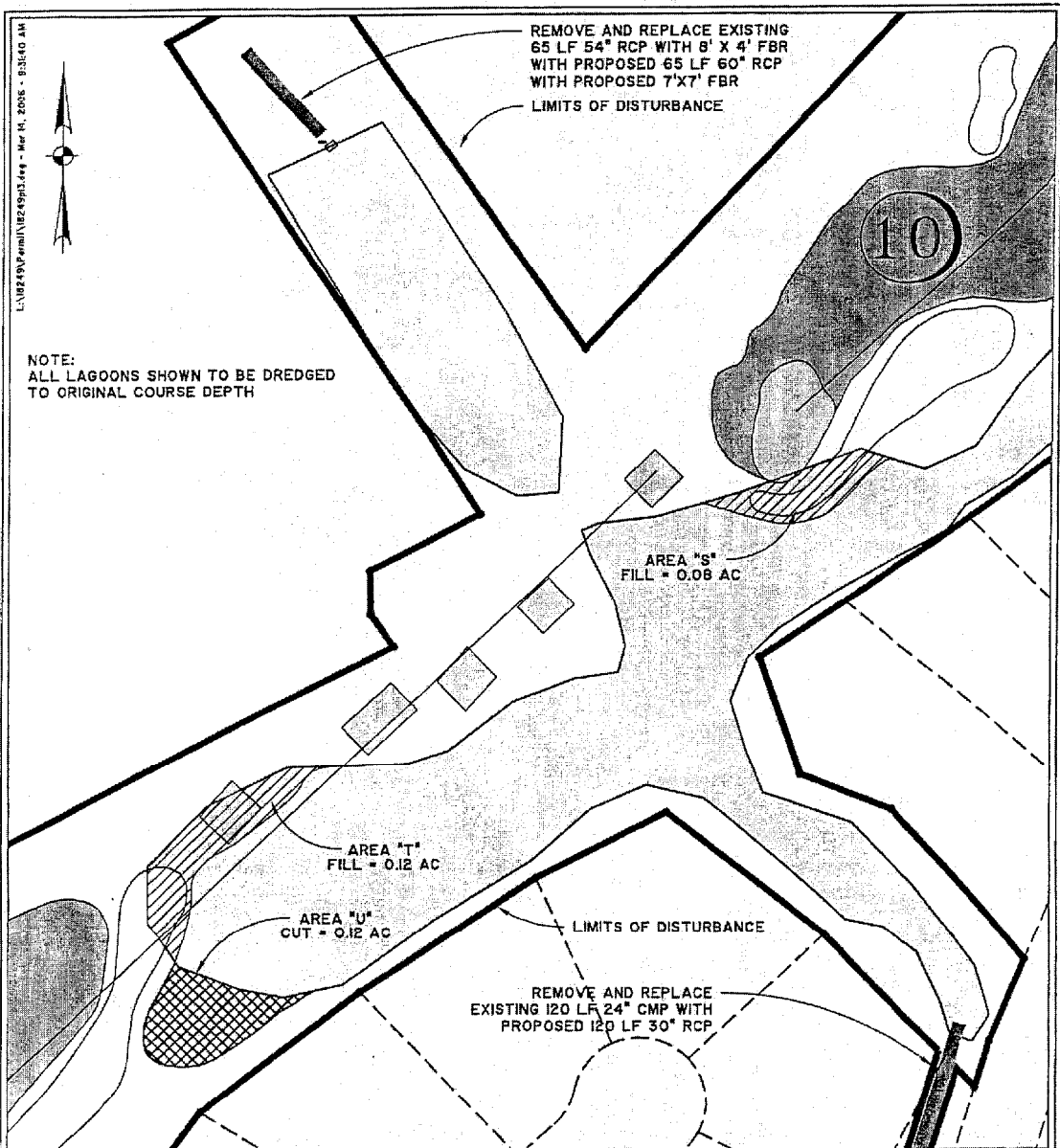
SOURCE: THOMAS & HUTTON ENGINEERING CO.

SCALE: 1" = 100'

DATUM:
MEAN SEA LEVEL

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006- 664-1 I W
APPLICANT:
SEA PINES RESORT LLC



Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SHEET 13 OF 19

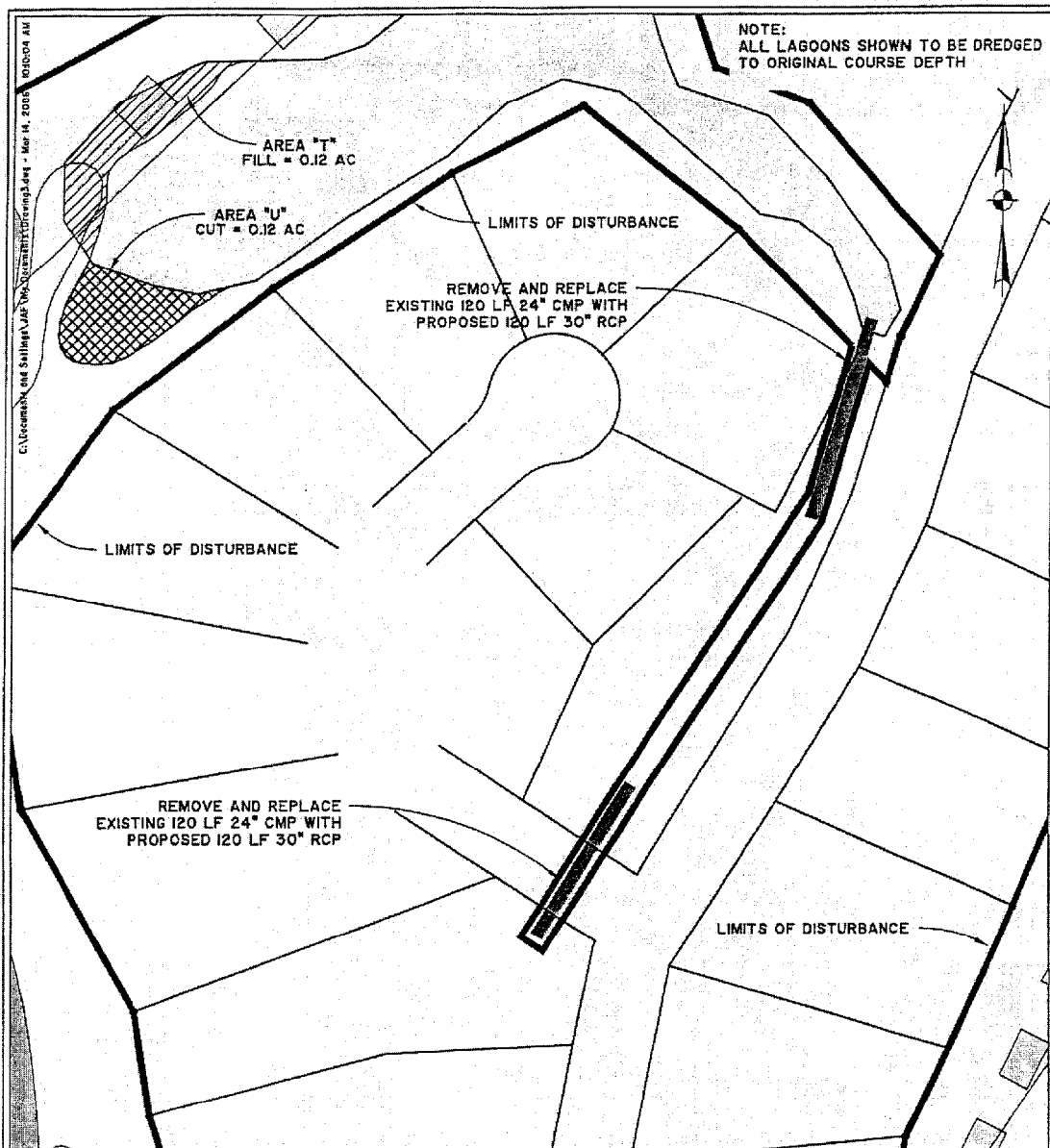
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SCALE: 1" = 100'

DATUM:
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PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006- 664-1IW
APPLICANT:
SEA PINES RESORT LLC



Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SHEET 14 OF 19

SOURCE: THOMAS & HUTTON ENGINEERING CO.

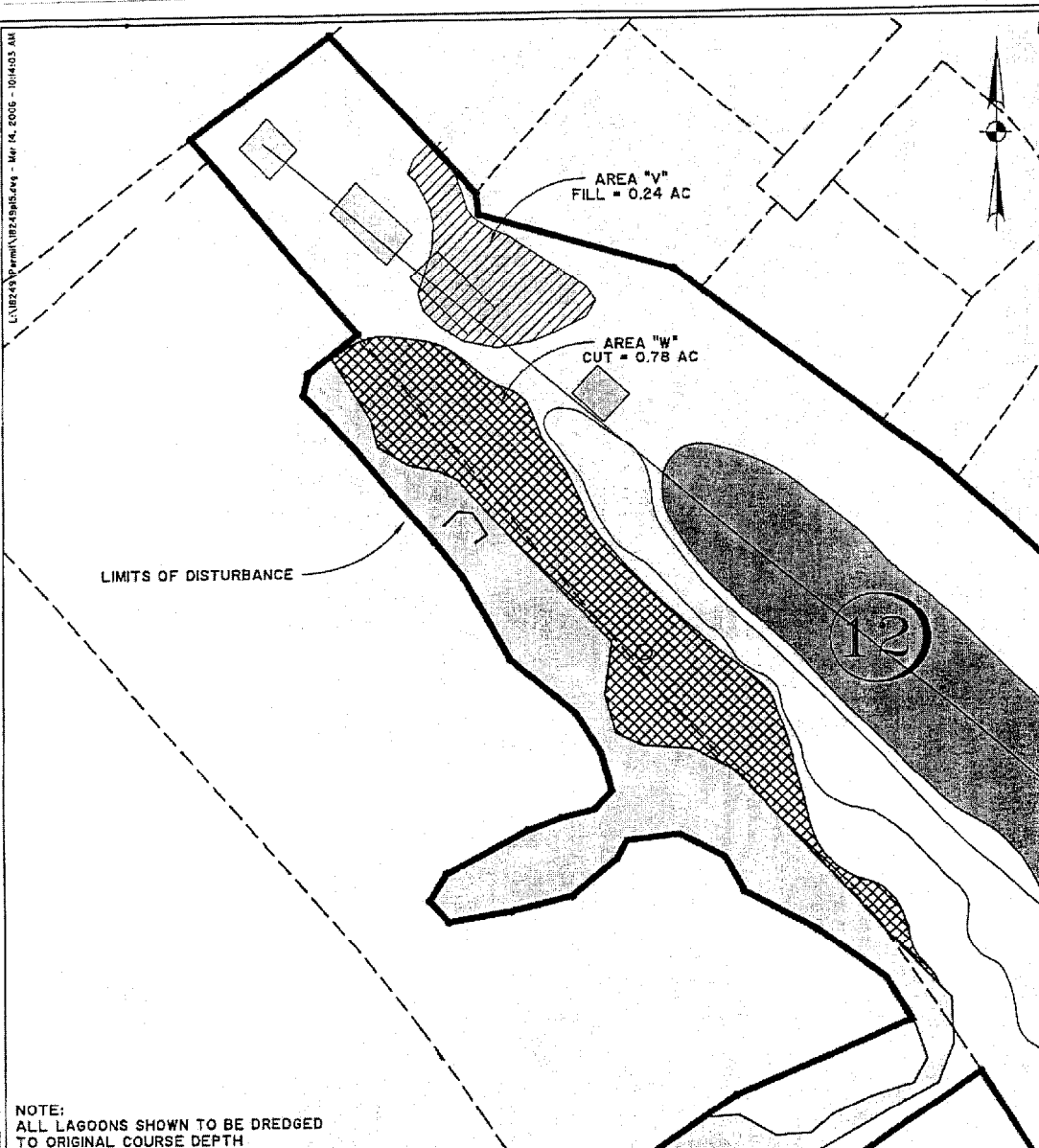
SCALE: 1" = 100'

DATUM:
MEAN SEA LEVEL

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006- 664-1IW
APPLICANT:
SEA PINES RESORT LLC

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Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SHEET 15 OF 19

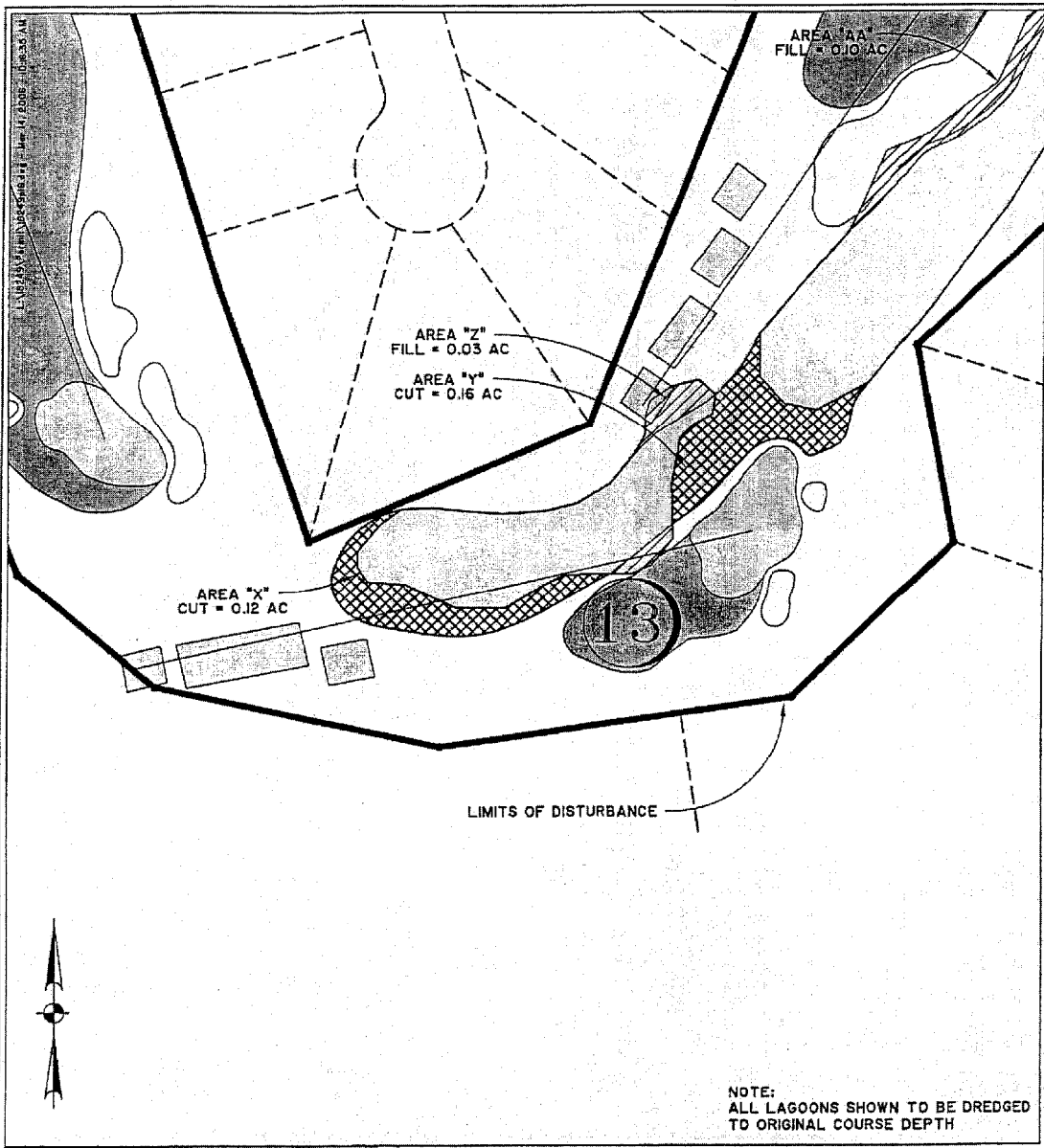
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SCALE: 1" = 100'

DATUM:
MEAN SEA LEVEL

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006- 664-1 IW
APPLICANT:
SEA PINES RESORT LLC



Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SHEET 16 OF 19

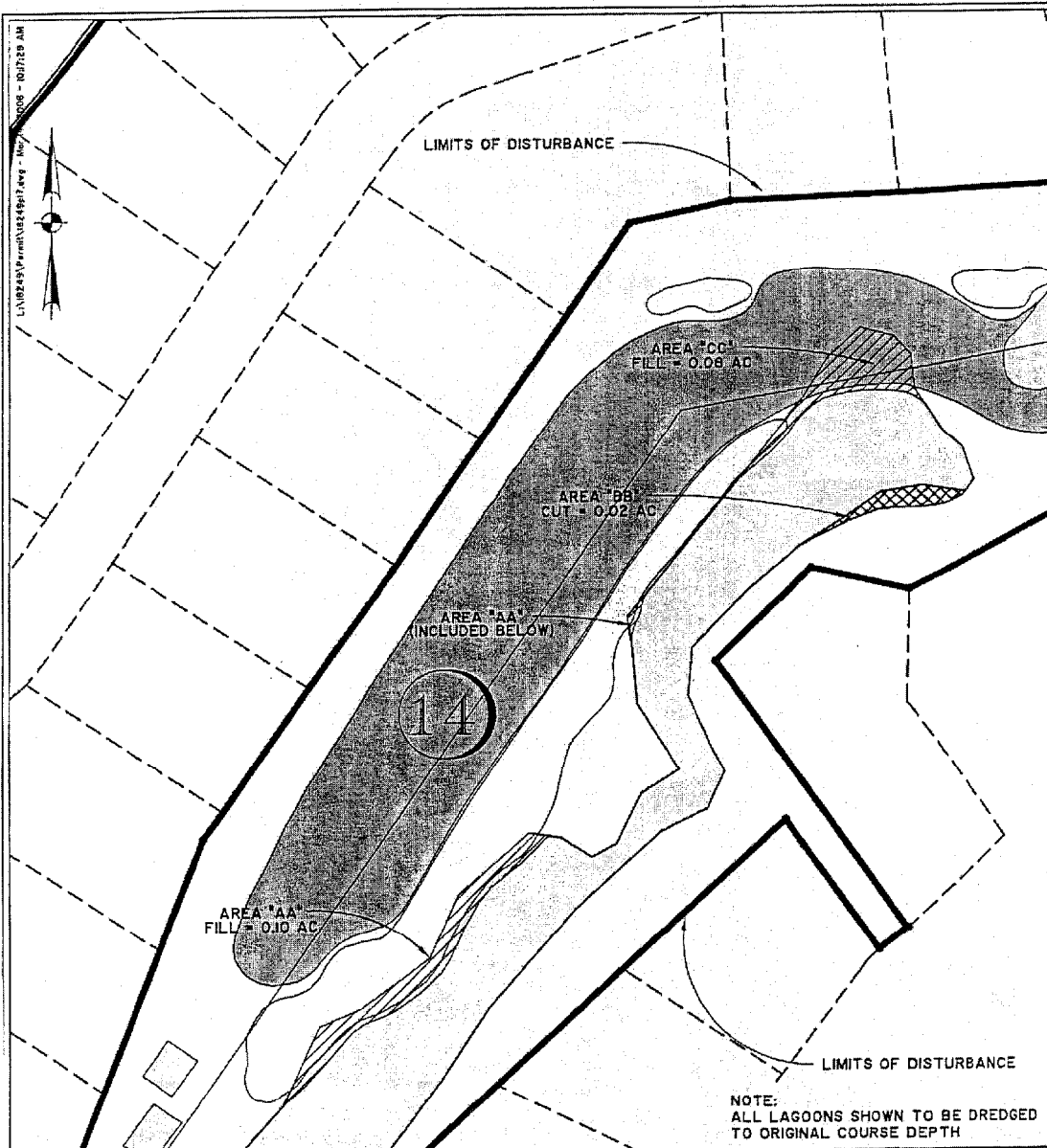
SOURCE: THOMAS & HUTTON ENGINEERING CO.

SCALE: 1" = 100'

DATUM:
MEAN SEA LEVEL

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006-664-1IW
APPLICANT:
SEA PINES RESORT LLC



Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SCALE: 1" = 100'

DATUM:
MEAN SEA LEVEL

SHEET 17 OF 19

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006- 664-1IW
APPLICANT:
SEA PINES RESORT LLC

LEGEND



AREAS TO BE CUT



AREAS TO BE FILLED



LIMITS OF DISTURBANCE

SEA MARSH GOLF COURSE SUMMARY OF FILL AND CUT AREAS

FILL AREAS

"B" = 0.31 Ac
 "D" = 0.91 Ac
 "E" = 0.12 Ac
 "F" = 0.06 Ac
 "G" = 0.01 Ac
 "J" = 0.06 Ac
 "K" = 0.23 Ac
 "M" = 0.19 Ac
 "N" = 0.13 Ac
 "O" = 0.07 Ac
 "P" = 0.44 Ac
 "Q" = 0.09 Ac
 "S" = 0.08 Ac
 "T" = 0.12 Ac
 "V" = 0.24 Ac
 "Z" = 0.03 Ac
 "AA" = 0.10 Ac
 "CC" = 0.08 Ac
 "DD" = 0.07 Ac
 "EE" = 0.04 Ac

TOTAL = 3.38 Ac

CUT AREAS

"A" = 1.08 Ac
 "C" = 0.03 Ac
 "H" = 0.33 Ac
 "I" = 0.33 Ac
 "L" = 0.29 Ac
 "R" = 0.19 Ac
 "U" = 0.12 Ac
 "W" = 0.78 Ac
 "X" = 0.12 Ac
 "Y" = 0.16 Ac
 "BB" = 0.02 Ac

TOTAL = 3.45 Ac

TOTAL FILL QUANTITY = 16,400 C.Y.
 LAGOON DREDGE VOLUME = 135,300 C.Y.
 TOTAL LAGOON/DITCH AREA = 27.26 Ac
 TOTAL ADDITIONAL AREA FOR PIPES = 0.95 Ac
 TOTAL TRACT AREA = 164.5 Ac

Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 6, 2006

SHEET 18 OF 19

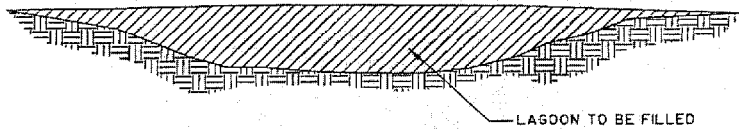
SOURCE: THOMAS & HUTTON ENGINEERING CO.

SCALE: N.T.S.

DATUM:
MEAN SEA LEVEL

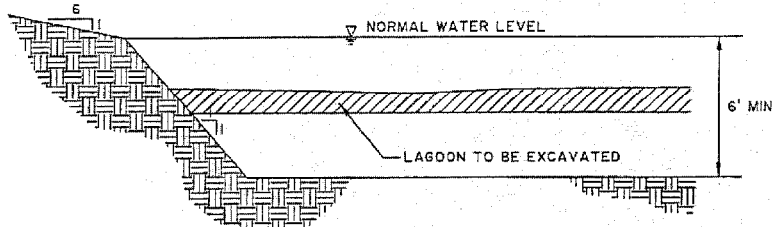
PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006 - 664 - 1IW
APPLICANT:
SEA PINES RESORT LLC



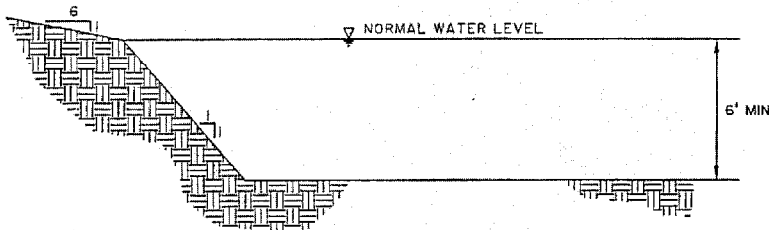
TYPICAL LAGOON FILL SECTION

N.T.S.



TYPICAL LAGOON EXCAVATION SECTION

N.T.S.



TYPICAL LAGOON CREATION SECTION

N.T.S.

NOTE: DETAILS REPRESENT GENERAL LIMITATIONS CONCERNING
WIDTH AND HEIGHT ABOVE MEAN HIGH WATER. THE
ACTUAL CONSTRUCTION DETAIL MAY VARY.

Sea Marsh Golf Course

HILTON HEAD ISLAND, S.C.

DATE: MARCH 13, 2006

SHEET 19 OF 19

SOURCE: THOMAS & HUTTON ENGINEERING CO.

SCALE: N.T.S.

DATUM:
MEAN SEA LEVEL

PROPOSED ACTIVITY:
GOLF COURSE REHABILITATION

COUNTY:
BEAUFORT COUNTY
SAC 2006 - 664-1IW
APPLICANT:
SEA PINES RESORT LLC